



4 Bedroom Detached

Introducing The Willow, a stunning 4-bedroom detached luxury residence of imposing proportions. Enter the inviting hallway of this beautiful home and to the right is the spacious principal lounge featuring floor to ceiling windows, a signature feature of Oakwood Homes. Walk through the hallway into the expansive open plan kitchen/dining/living area; a great space to spend time with family and friends. Through the bi-folding doors is the large garden and patio area. There is also a downstairs WC and useful utility room with plenty of storage providing direct access to the integrated garage with powered door.

Upstairs, the luxury of The Willow continues. There is stunning spacious primary suite with floor to ceiling feature window and contemporary en-suite bathroom. An additional 3 bedrooms; one of which benefits from an additional en-suite, and a large family bathroom with dual sinks and feature free standing bathtub completes this exquisite family home.

The Willow is an exceptional family residence of outstanding design and exacting build quality.

Home Features

- Open Plan Kitchen/Dining/Family Area
- Separate Lounge
- Kitchen Breakfast Bar
- Large Bi-folding Doors
- Utility Room with Sink
- Downstairs WC
- 4 Bedrooms
- En-suite to Primary Bedroom
- Ensuite to Bedroom 2
- Luxurious Family Bathroom
- Integral Garage

Ground Floor



Ground Floor

Lounge	3.5 x 4.9m
Utility	2.5 x 2.3m
Dining/Kitchen	8.7 x 4.5m
Hallway	2.1 x 4.2m
Garage	2.8 x 5.5m

First Floor

Master Bedroom	4.8 x 4.5m
En-suite	2.1 x 2.2m
Bed 2	3.2 x 3.8m
Ensuite	2.8 x 1.2m
Bed 3	2.8 x 5.1m
Bed 4	2.6 x 3.8m
Bathroom	2.6 x 3.6m

163 sqm
1760 sqft

First Floor





Specification

- High Specification Kitchen
- Premium Integrated Appliances
- High Quality Fixtures and Fittings
- Porcelanosa Tiles to Bathrooms and Cloakroom
- Premium Oak internal Doors
- Satin Chrome Ironmongery
- High grade Sanitaryware
- Oak Banisters and Newell Caps
- Access to Superfast Broadband
- Personalise your new home with options (Subject to Stage of Construction)

Average Home

Energy Rating

EPC D

Annual energy use

11760 kWh

Energy costs per year

£3763.20



Average Oakwood Home

Energy Rating

EPC A

Annual energy use

5200 kWh

Energy costs per year

£1644

Energy Saving Features

- High Specification AAA Rated Double Glazed Windows
- EV Ready **Charger**
- Highly insulated Floors, Walls and Roof
- Dual Zone Smart Heating System
- Premium Specification Energy Saving Combi Boiler
- Solar Panel System built into Roof Tiles
- Built to the latest Part L Regulations



OAKWOOD HOMES

Tel: 0845 262 6161

Registered Office:
Oakwood Homes
116 Duke Street,
Liverpool
L1 5JW

Company Registration: 13276397
VAT Registration: 448 306 487

Disclaimer:

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*Energy usage calculations have been taken from published literature and are a guide only. The calculation is based on a home with 98m² of gross internal floor area and an energy tariff of 0.32p P/KWH. Please note prices can fluctuate and the calculation does not include standing or other tariff charges. Our homes are built to the latest Part L regulations and achieve an SAP A rating (92+) this is the highest rating in the SAP hierarchy.

Important Notice:

Oakwood Homes adheres to a strict Health and Safety policy. Building sites are dangerous places and therefore visitors are not allowed on site without a safety briefing, full Personal Protective Equipment and accompanied by a representative from Oakwood Homes. No admittance will be given to unauthorised visitors.

sales@oakwood-group.com

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